

AN ORDINANCE **2006 - 08 - 31 - 0960**

**AMENDING CHAPTER 6, BUILDINGS, ARTICLE XIII, INTERNATIONAL RESIDENTIAL CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY ADOPTING THE 2006 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE - AND TWO - FAMILY DWELLINGS; PROVIDING FOR LOCAL AMENDMENTS TO SAID CODE; PROVIDING FOR PENALTIES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the Department of Development Services currently enforces the 2000 edition of the International Residential Code for One - and Two - Family Dwellings published by the International Code Council, Inc. and the local amendments thereto; and

**WHEREAS**, the 2006 edition of the International Residential Code (IRC) has been published; and

**WHEREAS**, the Building and Fire Board of Appeals and city staff have conducted public meetings regarding the adoption of the 2006 IRC and local amendments thereto; and

**WHEREAS**, the Building and Fire Board of Appeals and the Department of Development Services recommend approval and adoption of the 2006 IRC and local amendments; and

**WHEREAS**, all prerequisites required by state statute and the City Charter for adoption of this code and the local amendments have been satisfied; **NOW THEREFORE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapters 1 through 18 and appendix K of the 2006 International Residential Code for One - and Two - Family Dwellings (IRC) is hereby adopted by the City of San Antonio, Texas. The 2006 International Residential Code is incorporated herein as fully as if set out at length. Chapter 6, Article XIII, Section 6-630 of the City Code of San Antonio, Texas is amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as follows:

**ARTICLE XIII. INTERNATIONAL RESIDENTIAL CODE.**

**Sec. 6-630. Adoption of the International Residential Code**

~~Chapters 1 through 18 and Appendix K of the The 2006 “2000 International Residential Code for One - and Two - Family Dwellings (IRC)” as published by the International Code Council, Inc. as amended herein, is hereby adopted as the building code for one – and two – family dwellings by the City of San Antonio, Texas. for the purpose of adopting regulations governing minimum requirements to safeguard life or limb, health, and public welfare. Not less than three (3) copies of the “2000 International Residential Code for One and Two Family Dwellings (IRC)” have been and are now filed in the Office of the City Clerk of the City of San Antonio and the same are hereby adopted and incorporated as fully as if set out at length herein, and from this date on which the Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of San Antonio, Texas.~~

**SECTION 2.** Chapter 6, Article XIII, of the City Code of San Antonio, Texas, is hereby amended by adding a section, to be numbered 6-631, which such section reads as follows: Sec. 6-631. Local Amendments to the IRC. Section 6-631 is hereby amended by adding local amendments to the IRC. Changes are delineated by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as follows:

**Sec. 6-631. Local Amendments to the IRC.**

*Section R103* of the International Residential Code is amended as follows:

**SECTION R103**

**DEPARTMENT OF DEVELOPMENT SERVICES ~~BUILDING SAFETY~~**

**R103.1 Creation of enforcement agency.** The Department ~~department~~ of Development Services ~~building safety~~ is hereby created, and the director ~~official in charge~~ thereof shall be known as the building official.

*Section R104.6* of the International Residential Code is amended by adding *Section R104.6.1* as follows:

**R104.6.1** The building official shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged. If such is found to be unsafe as defined in this section, the building official shall give to the owner of such building or structure written notice stating the defects thereof. This notice shall require the owner or person in charge of the building, structure or premise, within 48 hours to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof. All such work shall be completed within 30 days from the date of notice, unless otherwise stipulated by the building official. Proper service of such notice shall be by certified mail made upon the owner or his agent. The designated period within which said owner or agent is

required to comply with the order of the building official shall begin as of the date he received such notice.

~~Section R104.6 of the International Residential Code is amended by adding Section R104.6.1 to read as follows:~~

~~The building official shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged. If such is found to be an unsafe building as defined in this section, the building official shall give to the owner of such building or structure written notice stating the defects thereof. This notice shall require the owner or person in charge of the building, structure or premise, within 48 hours to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof. All such work shall be completed within 30 days from the date of notice, unless otherwise stipulated by the building official. Proper service of such notice shall be by certified mail made upon the owner or his agent. The designated period within which said owner or agent is required to comply with the order of the building official shall begin as of the date he received such notice.~~

*Section R105.2, Work exempt from permit, Building, Items 2 and 5 of the International Residential Code are amended and Item 10 is added as follows:*

2. Minor repairs to fences not over 6 feet (1829 mm) high. Up to 25% of the overall contiguous length of a fence shall constitute minor repair. ~~Fences not over 6 feet (1829 mm) high.~~
5. Driveways not more than 30 inches (762 mm) above adjacent grade or not over any basement or story below. ~~Sidewalks and driveways~~
10. Patios not more than 30 inches (762 mm) above grade or not over any basement or story below.

~~Section R105.2 Items 2 and 5 of the International Residential Code are amended to read as follows:~~

2. ~~Minor repairs to fences not over 6 feet high. Up to 25% of the overall contiguous length of a fence shall constitute minor repair.~~
5. ~~Walks and driveways not more than 30 inches above grade, not constructed of concrete, and not over any basement or story below.~~

*Section R105.3.1 of the International Residential Code is amended to read as follows:*

**R105.3.1 Action on application.** The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time

after filing. Such applications may be reviewed by other departments of the City of San Antonio to verify compliance with any applicable laws under their jurisdiction. If the application or the construction documents do not conform to the requirements of pertinent laws and ordinances, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, and that the fees specified in Section R108 have been paid, the building official shall issue a permit therefore as soon as practicable. No permit shall be issued where there is not a supply of approved water for domestic or fire protection use and adequate to the purposes for which the property is intended to be used and where there is not an all-weather road surface adequate to withstand the weight of a fire truck.

~~Section R105.3.1 of the International Residential Code is amended to read as follows:~~

~~R105.3.1 Action on Application. The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official within a reasonable time after filing. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application or a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in R108 have been paid, the building official shall issue a permit therefore to the applicant. No permit shall be issued here there is not a supply of approved water for domestic or fire protection use and adequate to the purposes for which the property is intended to be used.~~

~~Section R105.3.1.1 of the International Residential Code is amended to read as follows:~~

~~R105.3.1.1 Substantially improved or substantially damaged existing buildings and structures. For applications for reconstruction, rehabilitation, addition, or other improvement of existing buildings or structures located in an area prone to flooding as established by Table R301.2(1), the proposed improvement shall be subject to the city's flood plain ordinance.~~

~~Section R108 of the International Residential Code is amended by adding Section R108.1.1 to read as follows:~~

~~R108.1.1 Preliminary Plan Review Fees. Preliminary plan reviews may be made when requested. A fee for such review shall be assessed in accordance with the fee schedule adopted by the City of San Antonio. Applicants shall submit written comments summarizing building code interpretations agreed upon in the preliminary plan review, as soon as reasonably possible following the review. The Development~~

~~Services Department will approve or disapprove such comments and return to applicant as soon as reasonably possible.~~

*Section R108 Fees of the International Residential Code is amended by adding a new Section R108.4 Work commencing before permit issuance and renumbering current Section R108.4 Related Fees to R108.5 and renumbering current Section R108.5 Refunds to R108.6 as follows:*

**R108.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to double permit fees for the specified area. The payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

**R108.5 R108.4 Related fees.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

**R108.6 R108.5 Refunds.** The building official is authorized to establish a refund policy.

~~Section R108 of the International Residential Code is amended by adding Section 108.6 to read as follows:~~

~~R108.6 Work requiring a permit shall not be commenced until the permit holder or his agent has posted the building permit in a conspicuous place on the premise or the Development Services Department has an approved permit on file. Where work for which a permit is required by this code is started, prior to obtaining said permit, the specified fees may be doubled. The payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.~~

*Section R108 Fees of the International Residential Code is amended by adding Sections 108.7 and 108.8 as follows:*

**R108.7 Structures being moved.** Inspection of buildings or structure located outside city limits. An inspection to determine compliance with city requirements shall be made of a building or structure on which an application to move same into the city is pending before the zoning board of adjustment. A fee shall be charged in accordance with the fee schedule adopted by the City of San Antonio.

**R108.8 Reinspection fees.** The reinspection fee charged shall be in accordance with the fee schedule adopted by the City of San Antonio. In instances where reinspection fees have been assessed, all fees shall be paid before release of the utilities.

~~Section R108 of the International Residential Code is amended by adding Section R108.7 to read as follows:~~

~~R108.7 Buildings Being Moved. Inspection of structures located outside city limits. An inspection to determine compliance with city requirements shall be made of any building or structure that is located not more than five miles from the city limits and on which an application to move same into the city is pending before the Zoning Board of Adjustment. A fee shall be charged in accordance with the fee schedule adopted by the City of San Antonio.~~

~~Section R108 of the International Residential Code is amended by adding Section R108.8 to read as follows:~~

~~R108.8 Reinspection Fees. The reinspection fee charged shall be in accordance with the fee schedule adopted by the City of San Antonio.~~

~~In instances where reinspection fees have been assessed, all fees shall be paid before release of the utilities.~~

~~Section R109 of the International Residential Code is amended by adding Section 109.1.5.2 to read as follows:~~

~~R109.1.5.2 Insulation Inspection. To be made after plumbing, electrical rough in and the framing inspection has been approved and an approved insulating material has been installed. A certification from the installer on his/her letterhead is acceptable in lieu of an inspection.~~

~~Section R109.1.5 of the International Residential Code is amended by adding Section 109.1.5.3 as follows:~~

**R109.1.5.3 Insulation inspection.** An insulation inspection is to be made after plumbing concealment, electrical concealment and framing inspections have been approved and an approved insulating material has been installed. A certification from the installer on his/her letterhead is acceptable in lieu of the required insulation inspection.

~~Section R112.1 of the International Residential Code is amended to read as follows:~~

**R112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official and fire chief relative to the application and interpretation of the building and fire codes ~~this code~~, there shall be and is hereby created a building and fire codes board of appeals consisting of eleven

persons residing in the city. The board should consist of two structural engineers, two architects, four builders, two lay persons and one person with expertise in fire prevention. The fire chief shall be an ex-officio member. The building official shall be an ex-officio member of and shall act as secretary to said board. But the building official or fire chief shall not have a vote upon any matter before the board. The board of appeals shall be appointed by the mayor and city council governing body and shall hold office at their it's pleasure. The term of office shall not exceed two (2) years and shall be limited to three (3) consecutive two-year terms. All vacancies shall be filled for the unexpired portion of the term only. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with copies to the building official and fire chief. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the City of San Antonio.

Section R112.1 of the International Residential Code is amended to read as follows:

~~R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official and fire chief relative to the application and interpretation of the building and fire code, and to determine appeals regarding the suitability of alternate materials and types of construction, there shall be and is hereby created a building and fire code board of appeals consisting of eleven persons residing in the city. The findings of the board regarding appeals of modifications shall be advisory in nature. The board shall consist of two structural engineers, two architects, four builders, two lay persons and one person with expertise in fire prevention. The fire chief and building official shall be ex officio members. The building official shall be an ex officio member of and shall act as secretary to said board. But the building official or fire chief shall have no vote upon any matter before the board. The board of appeals shall be appointed by the city council. The term of office should not exceed two (2) years and shall be limited to three (3) consecutive two year terms. All vacancies shall be filled for the unexpired portion of the term only. The board shall adopt reasonable rules and regulations for conducting its meetings and shall render all decisions and findings in writing to the appellant with a duplicate to the building official and fire chief. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the City of San Antonio.~~

Section R112.2.1 of the International Residential Code, the first sentence is revised to read as follows:

~~R112.2.1 Determination of substantial improvement in areas prone to flooding. When the building official provides a finding required in R105.3.1.1, the proposed improvement shall be reviewed in accordance with the city's flood plain ordinance.~~

Section R112.2.2 of the International Residential Code, is amended to read as follows:

~~R112.2.2 Criteria for issuance of a variance for areas prone to flooding. Variance procedures shall be in accordance with the city's flood plain ordinance.~~

*Section R112 Board of Appeals* of the International Residential Code is amended by repealing *Section R112.3 Qualifications* and replacing it with *Section R112.3 Quorums and majority vote* and adding *Sections R112.3.1 and R112.3.2* to read as follows:

**R112.3 Quorums and majority vote.**

**R112.3.1** Six (6) members shall constitute a quorum.

**R112.3.2** The vote of a majority of the members present shall be necessary for adoption of any matter. Each member of the board of appeals shall have one (1) vote.

~~Section R112 of the International Residential Code is amended by adding Section R112.5 to read as follows:~~

~~**R112.5 Quorums and Majority Vote**~~

- ~~1. Six (6) members shall constitute a quorum.~~
- ~~2. The vote of a majority of the members present shall be necessary for adoption of any matter. Each member of the board of appeals shall have one (1) vote.~~

*Section R113 Violations* of the International Residential Code is amended by adding *Sections R113.5 and R113.6* as follows:

**R113.5 Misdemeanor.** Any person, firm or corporation willfully violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Each violation shall be punishable by a fine not to exceed five hundred (\$500.00) dollars.

**R113.6 Occupancy violations.** Whenever any building, structure or equipment therein regulated by this code or other ordinances which are enforced by the code enforcement agency is being used contrary to the provisions of this code or those ordinances, the building official may order such use discontinued and the building, structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code, or other applicable ordinances.



~~Section R113 of the International Residential Code is amended by adding Section R113.5 to read as follows:~~

~~Any person, firm or corporation, after being served with written notice by the building official, willfully violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Each violation shall be punishable by a fine not to exceed five hundred (\$500.00) dollars.~~

~~Section R113 of the International Residential Code is amended by adding Section R113.6 to read as follows:~~

~~R113.6 Occupancy violations. Whenever any building or structure or equipment therein regulated by this code or other ordinances which are enforced by the code enforcement agency is being used contrary to the provisions of this code or those ordinances, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code, or other applicable ordinances.~~

~~Section R202 of the International Residential Code is amended by adding the following definition:~~

~~Structure is that which is built or constructed, an edifice or building or fixture, or any piece of construction of any kind of permanent nature, including, but not limited to, reinforced concrete slabs and patios, fences, masonry barbecue pits and carports.~~

~~TABLE R301.2(1) of the International Residential Code is repealed and replaced with the following:~~

**TABLE R301.2(1)**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW ANNUAL	WIND	SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER- LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANN. TEMP.
	SPEED (mph)		Weath er	Frost Line depth	Termite					
5	90	A	Negli- gible	0	Slight To Moderate	30°	No	Appendix F, 2001 UDC	16	68.7°

~~Section R309 of the International Residential Code is amended by adding Section R309.6 to read as follows:~~

~~R309.6 Private garages which are constructed in conjunction with any Group R Divisions 1 through 4 occupancy shall be equipped with fixed louvers or screened openings or exhaust ventilation to the outside with exhaust openings located no higher than eighteen (18") inches of the floor. The clear area of the louver opening or of the openings into the exhaust ducts shall be not less than sixty (60 s.i) square inches per car stored in such private garage.~~

*Section R311.4.3 Landings at doors* of the International Residential Code is amended by changing Exception 2 to read as follows:

2. The exterior landing at an exterior doorway shall not be more than 7 ¾ inches (196 mm) below the top of the threshold, regardless of door swing, ~~provided the door, other than an exterior storm or screen door does not swing over the landing.~~

~~Section R312.1.2 of the International Residential Code is amended to read as follows:~~

~~R312.1.2 Exception: The landing at an exterior doorway shall not be more than 8 inches below the top of the threshold, regardless of door swing.~~

~~Section R315.1 of the International Residential Code is amended by adding exception No. 3:~~

~~R315.1 Exception No. 3: Stairways having less than four risers and serving one individual dwelling unit need not have handrails.~~

~~Section R317 of the International Residential Code is amended by adding Section R317.3 to read as follows:~~

~~R317.3 One battery operated smoke detector shall be installed adjacent to each group of sleeping rooms in every existing residential dwelling.~~

*Section R320.1 Subterranean termite control methods, Method 3* of the International Residential Code is amended to read as follows:

3. Pressure-preservative-treated wood in accordance with the specific locations and the AWPA standards listed in Section R319.1.

*Section R324* of the International Residential Code is hereby repealed and replaced with the city's flood plain ordinance, found in Appendix F, Floodplains Areas of Special Flood Hazard, of the UDC.

~~Section R324.3, 2<sup>nd</sup> sentence of the International Residential Code is amended to read as follows:~~

~~Pressure preservative treated wood and naturally termite resistant wood may be used as a physical barrier. (Sole Plate) Builder shall provide a one year warranty from the~~

~~time of closing or move in for protection of the structure against termite infestation and/or damage. A subterranean termite treatment builders certification (form NPCA—99—A) shall be submitted.~~

~~Section R325.1 of the International Residential Code is amended to read as follows:~~

~~R325.1 Premises Identification. Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Numbers shall be a minimum 4" in height.~~

~~Section R327 of the International Residential Code is hereby deleted and replaced with the city's flood plain ordinance.~~

~~Section R403.1.1 of the International Residential Code is amended by adding another sentence to the first paragraph to read as follows:~~

~~Footings shall have a minimum depth as indicated in Table No. R403.2 unless another depth is recommended by a foundation investigation.~~

~~Section R403.1.1 of the International Residential Code is amended by adding the last sentence of the first paragraph to read as follows:~~

~~R403.1.1 Where design is not provided, the minimum foundation requirements for load bearing wall shall be as set forth in Table No. R403.2.~~

~~Chapter 4 of the International Residential Code is amended by adding Table R403.2 to read as follows:~~

~~Table R403.2 Pier Foundation Minimum Requirements (1)~~

<del>Number of</del>				<del>Depth</del>
<del>Floors</del>				<del>Below</del>
<del>Supported</del>	<del>Min. cross section or diameter</del>	<del>Width</del>	<del>Thickness</del>	<del>Undisturbed</del>
<del>by</del>	<del>Wood, Masonry or</del>	<del>of</del>	<del>of</del>	<del>Ground</del>
<del>the</del>	<del>Concrete Piers</del>	<del>Footing</del>	<del>Footing</del>	<del>Surface</del>
<del>Foundation(1)</del>	<del>Wood Masonry Concrete</del>	<del>(In.)(4)</del>	<del>(In.)(4)</del>	<del>(Inches)</del>
<del>1</del>	<del>6" 8"(2) 10"(3)</del>	<del>18</del>	<del>6</del>	<del>24</del>
<del>2</del>	<del>6" 8"(2) 10"(3)</del>	<del>24</del>	<del>10</del>	<del>30</del>

- ~~1. Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor.~~
- ~~2. Masonry units to be fully grouted with ½" reinforcing bar in each cavity.~~
- ~~3. Two (2) 5/8" reinforcing bar evenly spaced with the pier.~~

4. ~~Footing to be reinforced by WWM 6x6 W2.9xW2.9 or minimum of four (4) 3/8" reinforcing bars. Should shimming be required between the pier and the sill.~~

Chapter 4 of the International Residential Code is amended by adding Section R409 to read as follows:

~~R409 Locally Accepted Minimum Standards. The following are locally accepted minimum standards for concrete and reinforcement necessary for grade supported foundations, new residential and additions and detached accessory buildings over 600 square feet and less than 5,000 square feet for slab or grade foundation unless otherwise required to be designed by an engineer.~~

#### ~~Slab on Grade Foundation Requirements~~

- ~~1. Residential minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi. Commercial minimum slab thickness 5 inches and concrete to be a minimum of 3000 psi.~~
- ~~2. Residential minimum beam width 10 inches exterior, 8 inches interior. Commercial minimum beam width 12 inches exterior, 12 inches interior.~~
- ~~3. Minimum beam depth below natural grade 6 inches exterior, interior to natural grade.~~
- ~~4. Residential minimum beam depth overall 24 inches exterior, 18 inches interior, from top of slab (12" for commercial).~~
- ~~5. Concrete to be separated from the earth with no less than 6 mil polyethylene or other approved materials.~~
- ~~6. Base materials shall consist of 6 inches of sand, gravel, or other accepted granular materials and the sub grade shall be free of all growth or vegetation.~~
- ~~7. Additions shall be tied to the existing slab by bars of equal size and spacing with a minimum of four (4) 3/4" diameter anchor bolts at each beam abutting existing slab and 1/2" diameter compression rods minimum of 24" on center.~~
- ~~8. Reinforcing steel in beams shall be placed at mid height. Tension and compression of four (4) 3/4" in diameter reinforcing bars, two at top and two at bottom continuous with corner bars. Stirrups 3/8" in diameter. Exterior and interior beams, stirrups shall be 18" on center or 3/4 of depth of beam, not to exceed 30 inches.~~
- ~~9. Reinforcing steel in slabs.~~

Bar	Spacing	Maximum
Diameter	Each Way	Panel Size
3/8"	12"	10'
1/2"	12"	16'
5/8"	10"	20'

~~Maximum panel dimension for light weight concrete block or masonry veneer, 16 feet.~~

~~Porch slabs and concrete or masonry steps or stoops.~~

~~Detached Accessory Buildings Less Than 600 Square Feet~~

- ~~1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.~~
- ~~2. Minimum reinforcement in slab WWM 4x4 W4.0x4.0 or 3/8" diameter reinforcing bars @ 14" on center, placed at mid height.~~
- ~~3. Minimum reinforcement in beams for frame construction two (2) 1/2" diameter reinforcing bars, one at top and one at bottom well tied to the turned down mesh. For masonry or veneer construction, four (4) 1/2" diameter reinforcing bars, two at top and two at bottom with 3/8" diameter stirrups at 24" on center.~~
- ~~4. Beam width 8 inches. Beam depth below natural grade 6 inches. Minimum overall depth 12 inches.~~
- ~~5. Porch slabs and concrete masonry steps shall be supported at the intersection with the building by metal anchors, piers, or a supporting ledge on the foundation wall, or a beam completely around the slab.~~
- ~~6. Base material shall consist of a minimum of 2" sand, gravel or other accepted material.~~

~~Walks and Driveways~~

- ~~1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.~~
- ~~2. Minimum reinforcement WWM 6x6 W2.9xW2.9 welded wire mesh or its equivalent, placed at mid height.~~
- ~~3. Expansion joints shall be provided at 80 foot intervals.~~
- ~~4. A trowel cut at least 1/2 inch deep in the slab of walks at approximately 4 foot intervals and 20' for driveways.~~
- ~~5. Expansion joints shall be provided at garage aprons and between new and existing concrete.~~
- ~~6. Minimum of 2 inches of sand or gravel base.~~

~~Patios, Uncovered and Roofed~~

- ~~1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.~~
- ~~2. Minimum reinforcing WWM 6x6 W2.9xW2.9 welded wire mesh or its equivalent.~~
- ~~3. Base material to be a minimum of 2 inches for uncovered patios and 6 inches for roofed patios.~~
- ~~4. Roofed patio foundations shall be the same as for detached garages.~~

*Section R613 Exterior Windows and Doors* of the International Residential Code is amended by repealing *Section R613.2 Window sills*.

*Section R903 Weather Protection* of the International Residential Code is amended by repealing *Sections R903.5 Hail exposure, R903.5.1 Moderate hail exposure and R903.5.2 Severe hail exposure*; repealing *Figure R903.5 Hail Exposure Map*; and adding *Sections R903.4.2 and R903.4.3* as follows:

**R903.4.2 Zero lot line developments.** On zero lot line development where roof projections are allowed by deed covenant or ingress/egress easements, adequate gutters and downspouts shall be provided to direct roof water away from adjacent property. Roof projections shall not extend beyond a point 1/3 the width of the easement or a maximum of 24 inches.

**R903.4.3** Any Group R, or Group U occupancy with roof edges less than 3 feet to any property line shall be provided with gutters and downspouts to direct roof water away from adjacent property.

~~Section R903 of the International Residential Code is amended by adding Subsections R903.4.2 and R903.4.3 to read as follows:~~

~~R903.4.2 On zero lot line development where roof projections are allowed by deed covenant or ingress/egress easements, adequate gutters and downspouts shall be provided to direct roof water away from adjacent property. Roof projections shall not extend beyond a point 1/3 the width of the easement or a maximum of 24 inches.~~

~~R903.4.3 Any Group R, or Group U occupancy with roof edges less than 3 feet to any property line, shall be provided with gutters and downspouts to direct roof water from adjacent property.~~

*Section R907 Reroofing* of the International Residential Code is amended by repealing condition number 4 of *Section R907.3 Re-covering versus replacement*.

*Section M1411.3.1 Auxiliary and secondary drain systems* of the International Residential Code is amended by repealing method number 4.

**Note: Cross Reference with section 307.2.3 Auxiliary and secondary drain systems of the International Mechanical Code.**

*Section M1411.3.2 Drain pipe materials and sizes* of the International Residential Code is amended by adding condensate waste pipe sizes as follows:

**M1411.3.2 Drain pipe materials and sizes.** Components of the condensate disposal system shall be cast iron, galvanized steel, cooper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC, or PVC pipe or tubing. All components shall be selected for the pressure and temperature rating of the installation. Condensate waste and drain line size shall be not less than ¾-inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Primary drain lines located above a ceiling shall be insulated with foam plastic rubber based insulation or other approved material with a minimum thickness of 3/8 inch. **Exception:** drain lines located in crawl spaces.

Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with equipment capacity as follows: ~~an approved method.~~

<u>¾-inch (19 mm)</u>	<u>Up to 20 tons</u>
<u>1-inch (25 mm)</u>	<u>21 to 40 tons</u>
<u>1 ¼-inches (32 mm)</u>	<u>41 to 90 tons</u>
<u>1 ½-inches (38 mm)</u>	<u>91 to 125 tons</u>
<u>2-inches (50 mm)</u>	<u>126 to 250 tons</u>

All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope.

**Note: See also section 307.2.2 Drain pipe materials and sizes of the International Mechanical Code.**

*Section G2406.2 (303.3) Prohibited locations* of the International Residential Code is amended by repealing items 3 and 4.

*Section G2408 INSTALLATION* of the International Residential Code is amended by adding *Section G2408.6* as follows:

**G2408.6 Installation at gas valve.** Black Iron Pipe shall be installed at the gas valve and extended a minimum of two inches outside the gas furnace and gas rooftop unit's casing and shall be connected to an approved listed flexible gas connector.

**Note: See also Section 304.12 of the International Mechanical Code.**

**SECTION 3.** All previous provisions of the 2003 International Residential Code with local amendments as previously adopted shall remain in full force and effect during the period for which they were enacted. Three (3) copies of the 2006 International Residential Code with local amendments have been filed in the office of the city clerk for permanent record and inspection pursuant to section 17 of the City Charter.

**SECTION 4.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, for any reason, be held illegal, inoperative, or invalid or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

**SECTION 5.** There is no financial impact as a result of the passage of this ordinance.

**SECTION 6.** No other provision of the City Code is amended hereby. All other provisions shall remain in effect.

**SECTION 7.** The City Clerk for the City of San Antonio is hereby directed to publish notice of this ordinance in a newspaper published in the City of San Antonio, Texas, as required by Article 2, Section 17 of the City Charter of the City of San Antonio.

**SECTION 8.** The publishers of the City Code of San Antonio are authorized to amend said Code to reflect the changes adopted herein, to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

**SECTION 9.** This ordinance shall become effective on the 10<sup>th</sup> day of September, 2006.

**PASSED AND APPROVED this 31<sup>st</sup> day of August, 2006.**

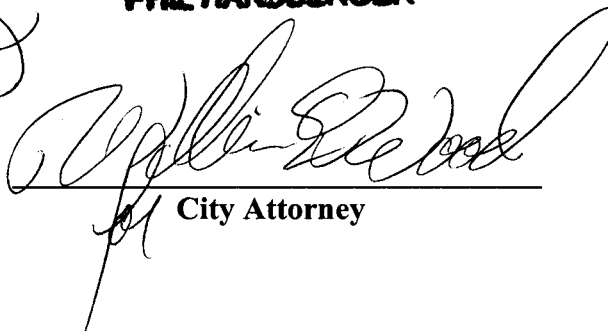
  
M A Y O R

**PHIL HARDBERGER**

**ATTEST:**

  
City Clerk

**APPROVED AS TO FORM:**

  
City Attorney